

Farmhouse a San Martino in Pensilis

€ 220.000

Ref. F723



145 sq.m | : 3 | : 2 | : 3

Farmhouse for sale in San Martino. A unique oasis, ready to move into!

Let me guide you through a truly special farmhouse, nestled in the tranquility of San Martino in Pensilis and surrounded by an authentic landscape, where every detail speaks of history, care, and passion.

This property is perfect for anyone looking for a ready-to-move-in residence, tastefully furnished and featuring large, bright, and elegant spaces. It's also perfect for anyone looking for a country home, thanks to its 4 hectares of agricultural land and 600 productive olive trees.

The Main House is 60 square meters of charm and comfort.

The original construction dates back to 1995, but I want to reassure you right away: the house has been completely renovated and is ready to be moved into immediately.

Upon entering, what immediately strikes you is the refined taste of the furnishings, with unique details such as original 17th-century tiles, handcrafted pieces and authentic materials.

Inside you will find:

A welcoming and bright living room with a sea view, embellished by a fireplace.

Large panoramic window that opens onto the surrounding nature and terrace.

Kitchen with motorized skylight, designed to naturally illuminate the rooms.
Spacious and quiet double room.
Elegant bathroom with double sink and bathtub.
Closet and radiators in all rooms.
Double thermal break windows and mosquito nets for maximum comfort.
Outside, a large panoramic terrace awaits you: here you'll find a decorative shrine, a fountain, and several handcrafted terracotta objects, as well as the characteristic ancient brickwork that lends an authentic Mediterranean atmosphere.

The Tavern is 40 square meters of atmosphere and history.
A comfortable external staircase, to the left of the main house, leads to the tavern located on the floor below.

Here you will find:

A warm and welcoming living room, decorated with vintage plates and vases.
Barrel roof, a rare and sought-after detail that adds character.
The tavern is completed by a service bathroom, radiator and mosquito net.
Enough space to build a wood-fired oven if you wish.
At the entrance to the tavern, a large terrace opens up with a magnificent table made entirely of antique tiles: a perfect place for summer dinners and convivial moments.

The second house is 45 m².
Composed of an entrance hall, living room, kitchenette and bathroom, it is ideal as a small living space.

The property offers 1 hectare completely fenced around the farmhouse, guaranteeing absolute privacy and tranquility.
In addition, it has 3 hectares of olive grove, where 600 well-kept and productive olive trees are distributed: a true agricultural treasure.

Completing the exterior:

Ample space for parking cars, convenient and without limitations,
Automatic gate,
A very useful tool shed for land management,
Small stables perfect for housing animals such as chickens, donkeys or other farmyard animals.
An essential woodshed for the winter and an aviary.

Why this farmhouse is unique:

- Ready to live in, furnished with unique pieces,
- Sea view and suggestive outdoor spaces,
- Productive olive grove of 600 trees,
- Agricultural land of 4 hectares,
- Two levels with independent tavern,
- Authentic and refined atmosphere, impossible to replicate,
- Fence on the entire property,
- Independent heating with methane gas,
- Barbecue,
- An orchard with several fruit trees,
- Drinking water,
- Electric light,
- Cesspit,
- Direct access to the asphalt road,

If you are looking for a farmhouse with soul, history and potential, this is an absolute rarity.

To view this farmhouse for sale in San Martino you can contact me without obligation for more information or to book a viewing call Raul 329 4363448

San Martino in Pensilis is an Italian municipality of 4,793 inhabitants in the province of Campobasso, at an altitude of 281 m above sea level.

Approximately: 20 km from Termoli, 14 km from the beaches of Campomarino, 125 km from Pescara Airport, 100 km from the ski slopes of Campitello Matese.

Demonstration:

The San Martino in Pensilis chariot race, also known as "La Carrese", is one of the most loved and followed events in the whole of Molise.

This event has been described by a San Martino poet as an "archaic collective prayer in honor of Saint Leo." Indeed, the Carrese, which

originates from the discovery of the Saint's relics, features horsemen, oxen, carts, and three groups, each distinguished by their respective colors: white and blue for the Youth, yellow and red for the Young Men, and yellow and green for the Young Men. The race takes place over a 9 km course and begins at the Tratturo; first place at the start is awarded to the previous year's winning cart. The race ends in front of the church, and the winning cart has the honor of carrying the bust of Saint Leo in procession on May 2nd.

Property Informations

: Contrada	: 86046
: 2	: 3
: 3	: 2
: 1995	: 12.000 meter























